



MINUTES
PRESCOTT PRESERVATION COMMISSION
Friday, February 8, 2008 - 8:00 AM
City Council Chambers
201 S. Cortez Street, Prescott, AZ

I. CALL TO ORDER

Chairman *pro tempore* DeGrazia called the meeting to order at 8:00 AM.

II. ATTENDANCE

MEMBERS PRESENT

Frank DeGrazia, Vice-Chairman
Russ Buchanan
Don Rantz
Elisabeth Ruffner
Mike Todd
Marv Wright

MEMBER(s) ABSENT

Doug Stroh, Chairman

OTHERS PRESENT

George Worley, Assistant Community Development Director
Nancy Burgess, Preservation Specialist
Mike Bacon, Community Planner
Kathy Dudek, Boards & Commissions Recording Secretary

COUNCIL MEMBER(s) PRESENT

Lora Lopas, Council Liaison

III. REGULAR AGENDA

- 1. Consider approval** of the minutes of the 1-11-08 meeting.

Mr. Wright, **MOTION: to approve the minutes** of the January 11, 2008 meeting.
Mr. Buchanan, 2nd. **Vote: 6-0.**

- 2. HP08-001, 117 East Gurley Street.** Elks Opera House Historic Preservation District. APN: 109-01-011. Request for sign permit. Applicant is John Alvey, Alvey Signs, for Michael E. Murphy, owner. Community Planner is Mike Bacon.

Mr. Bacon reviewed the staff report and indicated:

- the request is for a change in signage for the Murphy, Schmitt, Hathaway and Wilson legal firm;
- the format for the signage at the Elks Building was approved by the Prescott Preservation Commission several years ago; and,
- staff is recommending approval.

Mr. Wright stated he likes the new color more than the old color.

Ms. Ruffner, **MOTION: to approve HP08-001**, application for sign permit for Elks Building sign change. Mr. Todd, 2nd. **Vote: 6-0**.

3. **HP08-002, 117 East Gurley Street, Suite 111.** Elks Opera House Historic Preservation District. APN: 109-01-011. Request for sign permit. Applicant is A & B Sign Co., Inc. for business owner V. A. McNeice. Community Planner is Mike Bacon.

Mr. Bacon reviewed the staff report and indicated:

- the request is for a sign 14' long by 1'6" wide;
- the new sign will fit within the present framework;
- the sign conforms to the *Land Development Code* specifications; and,
- staff is recommending approval.

Mr. Todd, **MOTION: to approve HP08-002**, application Elks Building sign change for 117 E. Gurley Street, Suite 111. Ms. Ruffner, 2nd. **Vote: 6-0**.

4. **HP08-003, 224 South Pleasant Street.** Southeast Prescott Historic Preservation District. APN: 109-01-114B. Request for building permit for new single family house on vacant lot. Applicant is Otwell Associates Architects for owner Brown Revocable Trust. Historic Preservation Specialist is Nancy Burgess. Community Planner is Mike Bacon.

Chairman pro tempore DeGrazia recused himself from this item due to a potential conflict of interest and left the dais. Mr. Rantz assumed the chairmanship for this item.

Ms. Burgess reviewed the staff report and indicated:

- the proposal is for a new house in the East Prescott Historic District;
- the house falls within the boundaries of the South East Prescott Historic Overlay District;
- the property is owned by the Brown family who have been in Prescott for several generations;
- the former home on the site was destroyed by fire;
- there is a major grade change at the rear of the property and the alley;
- the grade will be to the owner's advantage as parking space is proposed to be located under the first floor of the house;
- the site plan meets the required setbacks;
- the home will be traditional in styling including a front porch and a five-sided library tower;
- materials to be used will include fiber-cement lap siding, fiber-cement panels, seamed-metal roof, native sandstone and mullioned windows;
- the home will be constructed as a "green" building.

Mr. Wayne Sanford, Otwell & Associates Architects, 121 E. Goodwin Street noted:

- the owner is trying to incorporate as many solar or alternative sources as possible;
- clerestory windows will be used on the third floor to gain maximum views

- from the living area;
- the south facing roof will have a potable tank, i.e., a roll-out panel between the ribs of the roof;
- there will be panels for a hot-water system;
- the owner is looking at a ground-source hot water system;
- the owner is proposing a ground-source heat pump system which would include installing five 200' wells into the ground;
- dual pane windows will be used; and,
- native sandstone and rock will be placed along the base and front porch.

Commissioners queried and remarked on:

- the desirability of using native-rock/stone rather than imitation materials;
- the roof color [Mr. Sanford: stained metal, or we have been looking at zinc];
- the roof's solar, roll-out panels;
- matching the roof color to the panels rather than choosing different colors; and,
- the setback of 10' being typical for South Pleasant Street and the new house being set back 20'.

Ms. Ruffner made a motion which died for lack of a second. Mr. Todd indicated that he would make a motion subject to two conditions prior to issuance of building department's final approval.

Mr. Todd, **MOTION: to approve HP08-003** subject to two conditions: 1) that staff approve the color of the roof to approximately match the color of the roof's solar panels on the south side; and, 2) prior to receipt of final building approval, the existing driveway apron in east parkway is to be removed. Ms. Ruffner, 2nd. **Vote: 5-0-1** (recused: DeGrazia).

After the vote, Mr. DeGrazia returned to the dais and resumed the pro tempore chairmanship of the meeting.

5. **HP08-004, 156 South Montezuma Street, Suite C.** Courthouse Plaza Historic Preservation District. APN: 109-02-018. Request for sign permit. Applicant is A & B Sign Co., Inc. for the Cat's Meow business. Historic Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the staff report and indicated that:

- the Cat's Meow sign was removed to be refurbished and relocated to the new S. Montezuma Street address;
- the sign is approximately 28.5 square feet in size;
- the sign will be attached to the building and the attachments will be placed into the mortar, not the brick; and,
- the sign itself will not be illuminated.

Commissioners queried and discussed:

- the current sign, The Betty Company, has a space between the facade and sign for ventilation; however, ventilation for the replacement sign is not shown on the diagram.

Mr. Perry Wiewick, A & B Sign Company, 691 N. 6th Street, indicated that the lags protrude 2" to 2½" with an air gap binding the panel, and the air vent will still exist.

Mr. Wright, **MOTION: to approve HP08-004**, sign application for 156 S. Montezuma Street. Mr. Buchanan, 2nd. **Vote: 6-0.**

6. Discussion and recommendation regarding the accuracy and completeness of the nomination to the National Register of Historic Places for the North Prescott Townsite National Register Historic District and the eligibility for the Register. General boundaries are Gurley Street, Marina Street, Sheldon Street and Summit Avenue. Historic Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the nomination and indicated:

- a contractor was hired in 2001 to prepare the nomination;
- the work of the contractor was marginally acceptable;
- Ms. Burgess started the work in 2006 and completed the necessary documentation in 2008;
- the initial application was submitted to the State and changes in the State process occurred between the inception and completion of the work;
- the Arizona Historic Sites Review Committee will meet on February 29, 2008;
- the State Historic Preservation Office (SHPO) requested: 1) a waiver of the 60-day comment period; and, 2) a written recommendation from the Prescott Preservation Commission regarding the eligibility of the North Prescott Townsite National Register Historic District and a determination that the documentation is complete and accurate;
- it is estimated that the process will be completed by early Fall [2008];
- the district encompasses the north half of the downtown business district;
- this is the first time that all the buildings have been documented, as many of the buildings burned in the fire of 1900;
- the National Register criteria normally has a 50-year cutoff date;
- some of the buildings are approaching the 50 year date, and these buildings will be contributors to the district;
- once the district receives approval, letters will go to the owners whose properties are deemed contributors, and the letters will inform the owners about tax credits available;
- the owners will also be informed about obtaining plaques for their property;
- there are 89 contributing buildings and 57 non-contributing buildings;
- there is one contributing site, The Masonic Cemetery;
- there is one contributing structure, St. Joseph's Academy stairs;
- there are 15 non-contributing sites: 4 parcels of vacant land, and 11 parking lots;
- there are 11 properties already listed in the National Register; and,
- the total number Arizona Historic Property Inventory forms is 163.

Commissioners queried and remarked on:

- a map of the project [Ms. Burgess: the project is too big];
- where the Masonic Cemetery is located;
- the first burial at the cemetery [Ms. Burgess: 1867];

- the terrific work of Ms. Burgess in completing what is probably one of the two hardest districts to complete; and,
- an inordinate amount of infill projects in the district.

Ms. Ruffner, **MOTION: that the Prescott Preservation Commission approve the nomination** of the North Prescott Townsite National Register Historic District to the National Register and that the 60-day waiting period be waived. The minutes will provide a written recommendation regarding the eligibility and that the submitted document is complete and accurate. Mr. Rantz, 2nd. **Vote: 6-0.**

7. Recommendations regarding Elisabeth Ruffner Award for Historic Preservation. Historic Preservation Specialist is Nancy Burgess.

Ms. Burgess reviewed the award and indicated:

- the first nominee is Sylvia Neely, retired Prescott Unified School District who grew up at Fort Whipple and has been actively involved in the history of the community for decades, including the schools in Yavapai County which included the 100th anniversary celebrations for Washington School in 2005 and for the upcoming Lincoln School celebration;
- the second nomination is for Mr. & Mrs. Dave Jenner for the donation of a conservation easement to the Central Arizona Land Trust for 4,296 acres of their Skull Valley Ranch, noting that the site is important to the history of Prescott and the Prescott Area.

Commissioners queried and remarked:

- land sometimes being more important than just a property.

Mr. Wright, **MOTION: to approve two 2008 Elisabeth Ruffner Awards** for Historic Preservation to both Mr. & Mrs. Dave Jenner of Skull Valley and to Mrs. Sylvia Neely of Prescott. Mr. Buchanan, 2nd. **Vote: 6-0.**

8 . Discussion and approval, 2008 Goals. Nancy Burgess.

Ms. Burgess reviewed the goals. If the draft is adopted, Ms. Burgess will provide Commissioners a finalized copy at next month's meeting.

Mr. Rantz, **MOTION: to adopt the Prescott Preservation Commission 2008 Goals** as presented. Mr. Wright, 2nd. **Vote: 6-0.**

IV. SUMMARY OF CURRENT OR RECENT EVENTS

The "Mural Group" of Prescott is proposing a mural at the Prescott Public Library. Three meetings will be held to determine what should be included. The first meeting was held on February 7; and, two additional meetings will be held on February 13 and 21. The mural will be placed on the south parking lot wall.

Ms. Burgess will give a PowerPoint™ presentation on the history of the Ernest A. Love Airport at 7:00 PM at Embry-Riddle Aeronautical University in the Davis Learning Center on February 13, 2008. The event is free to the public.

V. ADJOURNMENT

Frank DeGrazia, Chairman *pro tempore*